

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
February 16, 2012

Present: Sally Monigle, Chairperson
Dorsey Fiske
Doug Heckrotte
Bill Hentkowski
Tom McDowell*

Also Present: Jeff Bergstrom, Building Inspector

Ms. Monigle called the meeting to order at 5:10 p.m. Roll call followed.

*Joined meeting at 5:50 p.m.

OLD APPLICATIONS

J. Day, 100 W. 3rd Street

Approval of exterior details/stucco, mortar & roof line.

Discussion: Plans showing the location of two and three dormers were distributed to HAC between meetings and reviewed again. Mr. Hentkowski said the drawings showing the dormers do not help the height of the building, that should be lower. The rear two side elevations (height) are the issue. Mr. Day asserts you can't tell any difference from the side elevations. Mr. Hentkowski said it should be three feet lower than it is. Mr. Heckrotte said the original drawings shown to HAC show the roof of the rear two L's lower than the main roof which is appropriate. What was built is much higher than the drawings. *(Discussion followed.)* Ms. Monigle said that HAC is trying to help remedy a mistake and get the appearance of the house with a step down sequence of roof levels that was on the original blueprint. Ms. Fiske does not think adding dormers is acceptable. Ms. Monigle is fine with the dormers because it helps to distract from the visual perception of the roof height being higher than it should be, and she likes the idea of clipping off the peak. Dan Burris, builder, recognizes a mistake was made but questioned how many people would notice the roof line. The easiest solution would be to add two dormers. Mr. Heckrotte noted that technical problems with the flat roof are not problematic. Mr. Day disagreed. Ms. Fiske reiterated she does not think dormers will solve the problem and that the flat roof seems to be a reasonable solution. Mr. Day recognizes the problem but expressed concern with the amount of labor, material and cost he will incur to correct the mistake. For the exterior of the house HAC has already approved stucco. Mr. Hentkowski raised the matter of the transom window over the front door. Mr. Burris said they were given a drawing by HAC (Heckrotte) showing a transom over the door and a transom over each sidelight which is what was installed. One pane was over the top of the door and one pane over each side light, meaning three lights. Mr. Heckrotte said they are missing two muttens. Mr. Hentkowski said they don't match the sidelights. According to Mr. Burris it is all one unit. Mr. Burris will look into the matter. *(Discussion followed.)*

The drawing can be submitted to Mr. Bergstrom for his approval and circulation to HAC.

Action: Mr. Heckrotte made a motion to approve a correction to the roof line; requesting the apparent ridge to be lowered by forming a flat piece of roof and further move that we request that the hip design that Mr. Heckrotte roughly sketched be built. HAC must see it drawn before anything is done and if there are major cost implications the applicant can complain to HAC. Solution being suggested is constructing the jerkinhead on the back of the second and third roofs to be at least as low as the original side elevation which was

drawn, at least 18 inches and preferably 2 to 2-1/2 feet. HAC verifies the stucco on the entire rear two (2) L's was previously approved. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved. (Mr. McDowell was not present for this matter.)

Center Square, 204 D Delaware Street

Sign approval for Arens LLC per specs attached.

Discussion: Mr. David Arens, applicant, presented. A picture of the bracket for the sign was provided to HAC. Signage placement was discussed.

Action: Mr. Heckrotte made a motion to vote on the application as submitted for the requested sign and bracket and if necessary, two signs, one sign over the other. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

L. Fontana, 46 E. 4th Street

Window approval.

Discussion: This approval reflects the 1/3/12 ruling of the Board of Adjustment in this matter.

Action: Mr. Heckrotte made a motion to vote on the application as submitted for the 17 newly chosen wood windows (12 alley side; 4 on the front; transom over the door). Mr. McDowell seconded the motion.

Disposition: The motion was approved.

NEW APPLICATIONS

Todd Binkley, 25 West 4th Street

Roof replacement.

Action: Mr. Heckrotte made a motion to vote on the application as submitted for option #1, flat roof replacement. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

Action: With respect to option #2, wrapping rear dormer in aluminum sheet, the motion is to deny this application. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

C. Wirzman, 117 East 3rd Street

Front wall brick repair.

Discussion: Some work has already begun. Mr. Bergstrom described the process to be used to try and save the brick wall.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion as approved.

H. Nickle, 124 Harmony Street

Install two air conditioning condensers.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

M. Mund, 11 2nd Street

Brick repair, 24 square feet at front entrance.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

R. Fleck, 212 Delaware Street

Repair front steps per specs attached.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

M&T Bank, 210 Delaware Street

Remove all loose mortar where needed, clean mortar and replace. Remove and relay any loose bricks where needed. Re-point steps all per specs attached.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

State of Delaware, 10 Market Street (Sheriff's House)

Exterior restoration of the stonework, windows, doors and exterior wood work. The temporary roof over the cell will be removed and the existing roof and skylight restored.

Discussion: Mr. Haber presented. Bids were taken within the last two weeks and the project is under budget. They have eliminated the micro-abrasion cleaning due to difficulties finding a sub-contractor and no major change in the appearance of the building would result. Scope of work was discussed. A historic paint analysis was performed on the structure to compliment the stonework and Mr. Haber inquired whether approval was needed if they alter the exterior color. The building dates to 1852.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

New Castle Public Library, 420 Delaware Street

Fabricate and install railing at the front entrance to 420 Delaware Street and also approval for replacing railing at library front steps.

Discussion: Mr. Carlo Viola presented. Drawings of railings from a blacksmith were shown. It will be hand forged and riveted and look like it belongs. He would like the railing on the library to be different from railing on the James Shaw House because they originally were separate structures. Mr. McDowell said since the building is a public building the American Disabilities Act (ADA) must be complied with. The exit door in question is a legal door that is rarely used. Mr. Heckrotte questioned the need to adhere to ADA rules since there are other legal handicapped egress and entrance to the building. *(Discussion followed that included ADA and the issue of public safety.)* Styles of railing were discussed with an emphasis on keeping it simple and not too elaborate.

Action: Application is continued to research ADA requirements.

New Castle Historic Society, 2 East 4th Street

Install new fire treated saddle ridge cap on the main block and dormer of the Amstel House to match existing cap on the rear kitchen wing of house.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

EMERGENCY REPAIRS:

A. Burns, 6 West 5th Street

Replacing shingles on smaller roof (leaking).

Action: Mr. Heckrotte made a motion to approve the application as submitted with the requirement that the litany be followed which means using weathered wood blend architectural shingles. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

Approval of Minutes – A motion was made and seconded to approve the minutes of the January 2012 meeting as distributed. The motion was approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer